

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES

Date: May 5, 2016

Meeting #230

Project: Master Plan – Village Center - Stadium Place PUD

Phase: Continued Schematic

Location: Northeast Baltimore

PRESENTATION:

Project Architect Magda Westerhout of Marks Thomas Architects (MTA) opened the discussion by reviewing changes to the design since the last presentation including:

- Creating recessed massing where the 33rd Street automobile access passes under the building;
- Using the above element to create the appearance of two buildings referred to as the “eastern” and “western” buildings;
- Establishing a unifying masonry base to the building along most of its ground level;
- Establishing a common retail tenant treatment including awnings and signing;
- Relocating the 33rd Street entrance to the western building mass;
- Alterations to the masonry bay pattern on the 33rd Street façade;
- The elimination of parallel parking along 33rd Street;
- New emphasis on retaining the existing hedgerows along 33rd Street.

Comments from the Panel:

The Panel members continue to challenge aspects of the project’s major urban design moves and to quote from previous comments “... particularly the lack of a strong and continuous sense of “building edge” along 33rd Street.to strengthen what will be the final 33rd Street expression of the larger Stadium Place project”.

However, the Panel acknowledges that Master Plan approval has been previously granted with the current layout, and look forward to the design/development team’s response to the remaining issues. Comments on the recent changes follow:

1. **Recessed “bridge” automobile entrance from 33rd Street** – The Panel generally was pleased with this gesture although additional study was suggested in terms of creating “shoulders” that ground the bridge element more effectively and looks forward to the further development of this element.
2. **Building Facades** – The Panel felt that the idea of creating what looks like two separate buildings has good potential but needs to have a clearer expression. The use of masonry (considered to be the building’s most substantial material) in the building’s façade could act as a unifier to the entire assembly with particular emphasis at the two short ends of the buildings along 33rd Street and Ednor Road. Suggestions were offered for more study of the overall coloration of the buildings and that pattern and detail in the masonry should also be considered. The “neutral zone” element between the retail and residential walls requires further study with concern that the signage may too strongly dominate the mixed-use building’s expression. There remains some concern about whether the masonry portions of the façade should break through the rooftop’s continuous expression and that the single vertical masonry expression along Ednor Road should be augmented. Strengthen the entrance expression from the Eastern building parking lot.
3. **Parking Lot Wall along 33rd Street** – the Panel felt strongly that specific design attention should be given to this element of the project as a truly substantial continuation of the 33rd Street “street-

wall” expression from the original master plan. Ideally, this element should align with existing and proposed building walls and should continue along the parking lot’s eastern edge along the Labyrinth Park as well. There was considerable skepticism that maintaining the existing hedgerow contributed to a satisfactory resolution and that the use of landscape material alone was insufficient. References were made to an “Olmstead Plan” for this corridor which should be further researched for to determine its relevance.

Panel Action: Recommend approval of Schematic Phase addressing the above comments.

Attending:

Ed Nottingham – Commercial Development
Magda Westerhout, Samir Taylor - Marks Thomas Architects
Craig Richmond – Craig Richmond Landscape Architecture
Sharon Huber-Plano – STV, Inc
Natalie Sherman – Baltimore Sun

Bowden*, Burns, Haresign, Illeva - UDARP Panel

Anthony Cataldo, Christina Hartsfield, Matthew DeSantis, Walter Gallas –Planning Dept